

**Landowner-Specific Narrative Summary
Clayton and Mary Bontz**

To date, AIC has been unsuccessful in obtaining an easement from Mr. Clayton E. Bontz. Mr. Bontz owns one parcel along the Fargo – Mapleridge line totaling approximately 41 acres in Peoria County, Illinois. The property has been designated internally as AMN-PO-44. The tax ID number is 16-36-251-001. As summarized on Ameren Exhibit 1.3, as of October 20, 2014, AIC has contacted, or attempted to contact Mr. Bontz, or his wife, on approximately 12 occasions, including 2 phone calls, 3 voicemails, 3 letters and 4 in-person meetings. Mr. Bontz does not have attorney representation at this time.

Despite these multiple attempts to engage in discussions, Mr. Bontz has been generally unresponsive and uncooperative to AIC's efforts to negotiate. For example, on February 21, 2014, an AIC representative drove to the property to present AIC's initial offer (as no other contact information was available). Mrs. Bontz informed the agent that Mr. Bontz was not available, but that she would take the initial offer packet and contact the agent to set up a meeting to discuss the offer. She did not offer their phone number, nor did she call the agent as indicated. After that first meeting, the agent attempted to visit the Bontz's in person several times, and was only able to speak to Mrs. Bontz again at home on May 1, 2014. Despite several more attempts, the agent was not able to speak with Mr. Bontz until May 30, 2014.

Although Mr. Bontz has not raised any specific concerns related to the easement, pole locations, or AIC's offered compensation, his main concern appears to be compensation. During the May 30th meeting, Mr. Bontz stated that AIC would have to condemn his property if it "could not come up with a real offer." But Mr. Bontz has not provided a firm counter offer, an appraisal, or any other documentation. Nor has he stated a dollar value for what he believes would be the appropriate amount of compensation for the easement other than "anything in the eight digits." At the very low end of the range, Mr. Bontz's counteroffer is approximately 417

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times the appraised value of the easement, and almost 15 times the appraised value of his *entire* property.

Given the difficulty AIC has had in reaching Mr. Bontz, the lack of progress with negotiations, and the apparent great disparity in the parties' positions regarding compensation, eminent domain authority is necessary over this property in order to meet the Project's established in-service date.



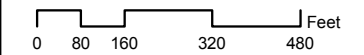
**Fargo-Mapleridge 345 kV
Transmission Line Project**

Unsigned Property Parcels

Legend

- Engineered Pole Location
- Approved Route
- Unsigned Property
- Substation Boundary
- County Boundary
- Township Boundary
- Section Boundary
- Municipal Boundary
- Existing Railroad
- River/Stream
- Existing Transmission Line**
 - 345,000 (V)
 - 161,000 (V)
 - 138,000 (V)
- Existing Distribution Line**
 - 69,000 (V)
- Roads**
 - Interstate
 - US Highway
 - State Highway

1:4,200



DATE: 10/21/14

Drawn by: SJB

© Ameren 10/21/14 - Fargo-Mapleridge 345 kV Transmission Line Project
10/21/14 10:21 AM 10/21/14 10:21 AM
Ameren-Mapleridge-Unsigned_Parcel_3611



Peoria County, IL



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Map Scale
1 inch = 212 feet
10/13/2014

Clayton E Bontz
Easement #: AMN-PO-44

General Property Description:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHT (8) NORTH RANGE SIX (6) EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN PEORIA COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

Specific Easement Description:

Part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 8 North, Range 6 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter, thence North 89°-05'-45" West (bearings based on Easement Document, dated February 23, 1965, and recorded June 30, 1965, in Document No. 65-09710) along the north line of said Southwest Quarter 100.02 feet to the intersection of said north line with the west line of an existing easement as described in said Easement Document, said intersection to be the Point of Beginning of the Proposed Easement to be described;

From the Point of Beginning, thence South 0°-31'-23" East along said west line 383.56 feet; thence South 16°-57'-11" West continuing along said west line 972.60 feet to a point on the south line of said Southwest Quarter; thence North 89°-56'-00" West along said south line 156.76 feet to the intersection of said south line with a line parallel with and 150.00 feet, measured perpendicularly westerly of the second course; thence North 16°-57'-11" East along said parallel line 669.07 feet; thence North 7°-43'-41" East 682.27 feet; thence South 89°-05'-45" East along said north line 150.04 feet to the Point of Beginning.

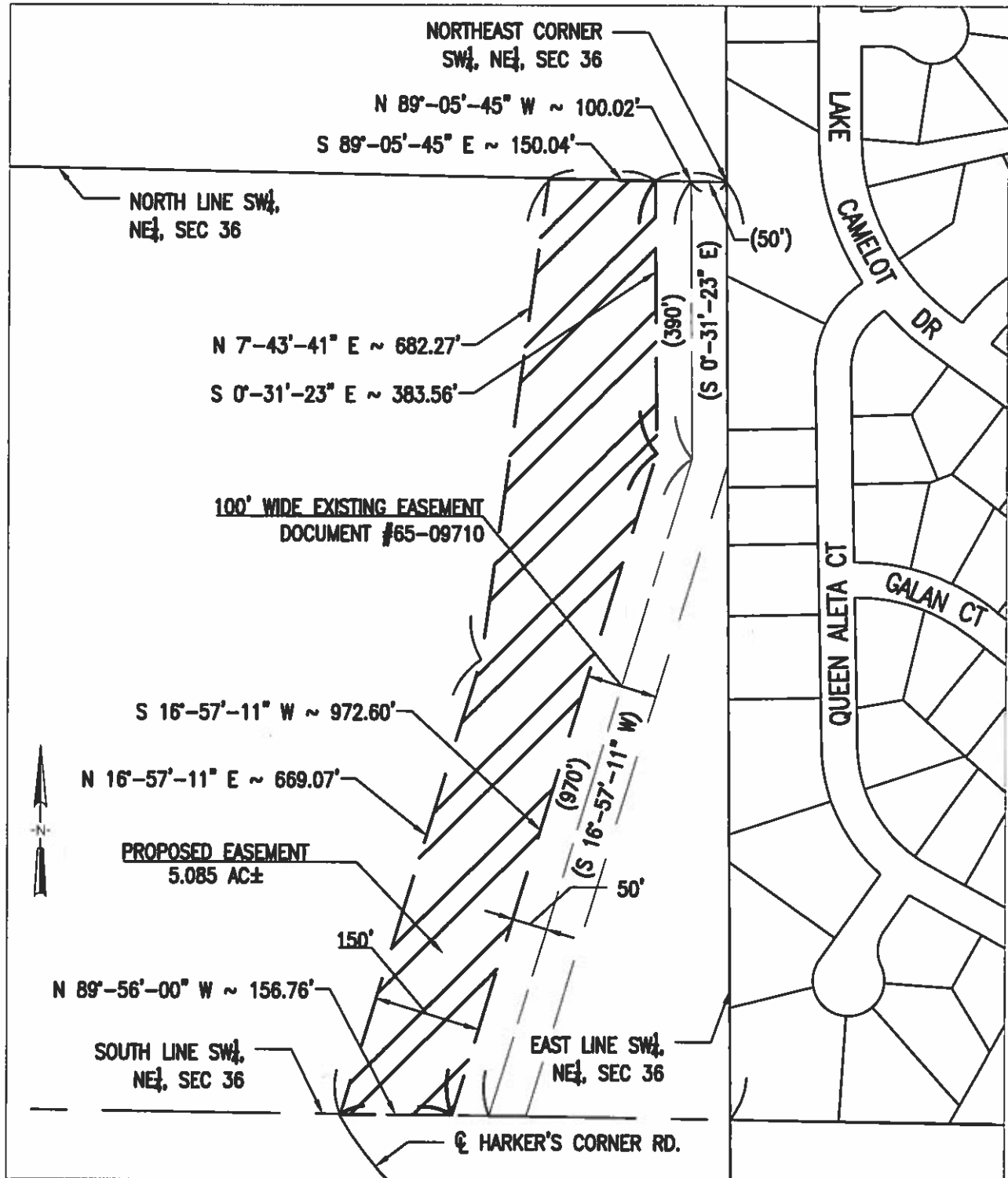
Proposed Easement contains 5.085 acres, more or less.

Access:

The right of ingress and egress to, from, and over the herein described Easement Area and any of the adjoining lands of the Grantor at any and all times for doing anything necessary or convenient in the exercise of the rights herein granted.

PERMANENT TAX NUMBER: 16-36-251-001

EXHIBIT A



SEP 20, 2013 1:41 PM LYKSO1382
C:\JUGOS\1380003\CAO\SURVEY\PARCEL 44.DWG



OWNER:
CLAYTON E. BONTZ

DATE:
9/20/13

WTC FILE NUMBER:
AMN-PO-44

COUNTY:
PEORIA

TAX ID NUMBER:
16-36-251-001

SCALE:
1" = 200'

TOWNSHIP NAME:
LOGAN

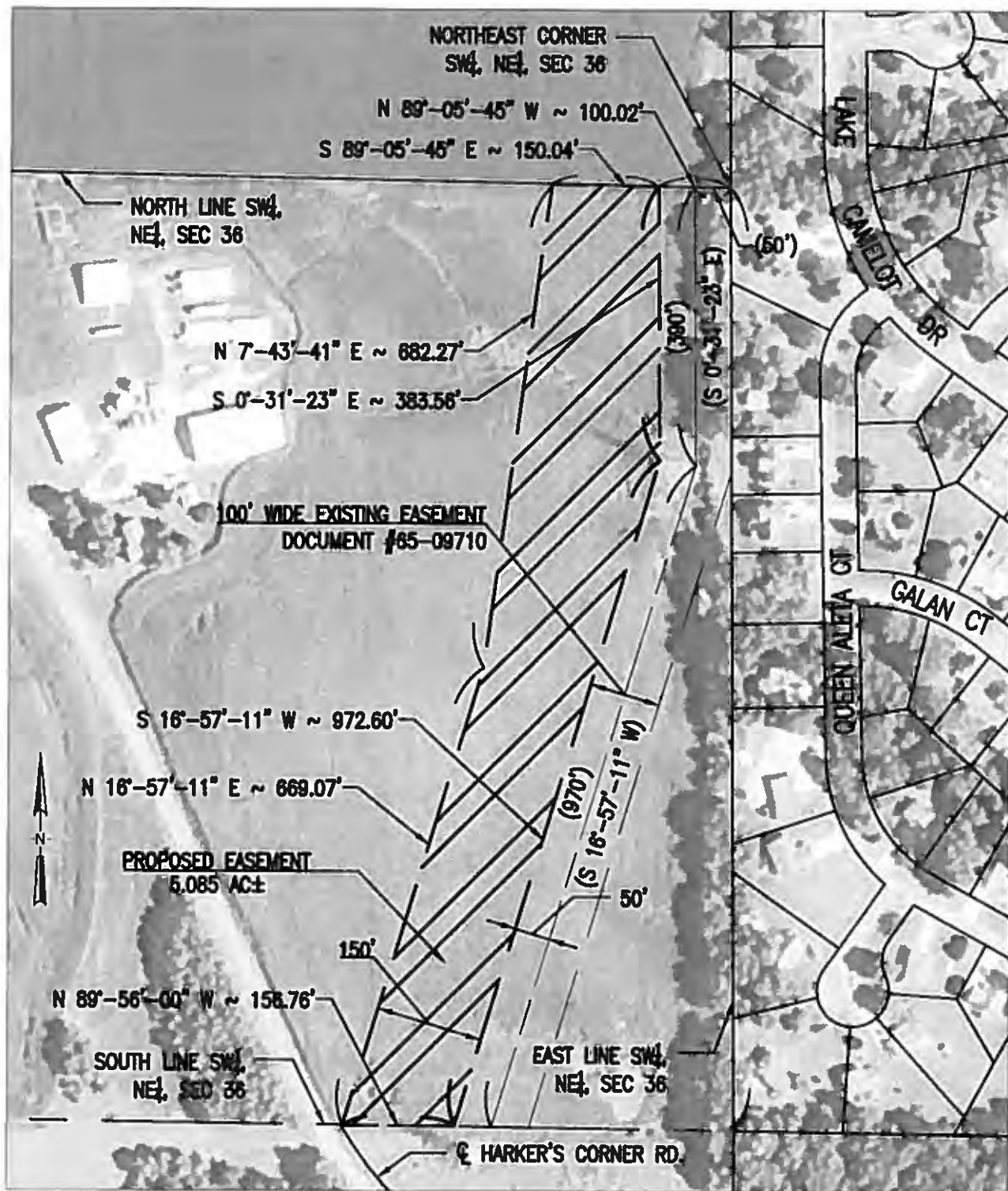
QUARTER:
SW1/4 NE1/4

SECTION:
36

TOWNSHIP:
8N

RANGE:
6E

EXHIBIT A



SEP 20, 2013 1:43 PM LY06501382
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9/20/13

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TAX ID NUMBER:
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TOWNSHIP NAME:
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QUARTER:
SW1/4 NE1/4

SECTION:
36

TOWNSHIP:
8N

RANGE:
6E